

086.0

0005

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

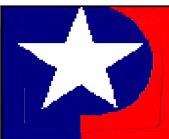
950,400 / 950,400

USE VALUE:

950,400 / 950,400

ASSESSED:

950,400 / 950,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
194		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: GREENE WALTER E & KATHLEEN L	
Owner 2:	
Owner 3:	

Street 1: 194 WESTMINISTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1: GREENE WALTER E & KATHLEEN L -	
Owner 2: TR/194 WESTMINSTER AVE REALTY -	

Street 1: 194 WESTMINISTER AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2593 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4100		Sq. Ft.	Site		0	70.	1.32	6									380,100						380,100	

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct		
104	4100.000	570,300			380,100	950,400		Entered Lot Size		54700		GIS Ref		
Total Card	0.094	570,300			380,100	950,400		Total Land:		GIS Ref		Insp Date		
Total Parcel	0.094	570,300			380,100	950,400		Land Unit Type:		05/03/18		17043!		
Source:	Market Adj Cost				Total Value per SQ unit /Card:	366.55	/Parcel:	366.55						

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	570,300	0	4,100.	380,100	950,400		Year end	12/23/2021
2021	104	FV	545,700	0	4,100.	380,100	925,800		Year End Roll	12/10/2020
2020	104	FV	545,700	0	4,100.	380,100	925,800	925,800	Year End Roll	12/18/2019
2019	104	FV	411,900	0	4,100.	374,700	786,600	786,600	Year End Roll	1/3/2019
2018	104	FV	395,200	0	4,100.	287,800	683,000	683,000	Year End Roll	12/20/2017
2017	104	FV	372,100	0	4,100.	271,500	643,600	643,600	Year End Roll	1/3/2017
2016	104	FV	372,100	0	4,100.	249,800	621,900	621,900	Year End	1/4/2016
2015	104	FV	334,200	0	4,100.	233,500	567,700	567,700	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
GREENE WALTER E	68838-94		1/31/2017	Convenience		1	No	No		7043
GREENE WALTER E	62852-539		10/30/2013	Convenience		1	No	No		
MAC ISAAC GLEN,	56919-253		5/27/2011		615,000	No	No			
MAC ISAAC JOHN	45434-591		6/21/2005	Family	450,000	No	No			
	13679-714		4/1/1979		61,000	No	No	Y		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/19/2020	926	Redo Kit	42,165	O					5/3/2018	Measured	DGM	D Mann
7/27/2017	955	Redo Bas	263,900	O					5/3/2018	Left Notice	DGM	D Mann
7/13/2017	822	Inter-De	5,000	C					5/3/2018	Permit Visit	DGM	D Mann
9/27/2012	1234	Manual	1,475	C					4/16/2013	Info Fm Prmt	EMK	Ellen K
10/6/2011	1254	New Wind	1,357						1/27/2000	Mailer Sent		
7/15/2011	708	New Wind	1,266						1/27/2000	Measured	263	PATRIOT
7/15/2005	620	Manual	5,000			G7	GR FY07	framing for closet	8/1/1990		PM	Peter M
									12/2/1989	Meas/Inspect	189	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good			EST BMT. XTRA SINK IN 3/4 BATH. BMT IS INLAW.									
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 2	Rating: Very Good												
Foundation: 3 - BrickorStone				A 3QBth	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:				OthrFix: 1	Rating: Good												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: GRAY				A Kits: 1	Rating: Very Good												
View / Desir:				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1910	Eff Yr Blt:			Location:													
Alt LUC:				Total Units:													
Jurisdct: G19	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit RMS BRS FL								
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1 6 3								
Sec Int Wall:				Economic:	%			Additions:	1 4 2								
Partition: T - Typical				Special:	%			Kitchen:									
Prim Floors: 3 - Hardwood				Override:	%			Baths:									
Sec Floors:				Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 180.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.21209848				General:	Totals								
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 218.156													
Int vs Ext: S				Other Features: 153109													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 700590													
% Com Wal	% Sprinkled			Depreciation: 130310													
Depreciated Total: 570280				Final Total: 570300				Val/Su SzAd 305.30									
<b>MOBILE HOME</b>				Make:				Serial #				Year:					
												Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 086.0-0005-0001.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	2006	0.00	T	10.4	104					
More: N				Total Yard Items:				Total Special Features:				Total:					